

7.0 Springfield Alternative

Chapter 7 describes existing conditions of the affected environment and identifies the environmental consequences associated with the Springfield site. A detailed description of the methodologies used to evaluate impacts for each resource category is provided in Chapter 3, *Methodology*.

The Springfield site consists of approximately 58 acres of federally owned land located south of the Franconia-Springfield Parkway, east of I-95, and west of the CSX railroad right-of-way, as shown in figure 7-1. The General Services Administration (GSA) currently operates a warehouse complex at this site, which is divided into two sections: (1) Building A and sprinkler house, and; (2) Buildings B, C, D, and 1 through 12, referred to as the Logistics Operation Center (LOC), as shown in figure 7-2. GSA provides government agencies space in Building A for storing, shipping, and receiving dry goods, primarily office supplies, furniture, and electronics. There is a small vehicle fueling center used by the LOC adjacent to Building B.

The site is bordered by Loisdale Road and Interstate (I)-95 to the east, industrial and commercial uses along the southern and western border, and high-density residential uses, including a hotel, to the north. The commercial center of Springfield is located less than 1 mile to the north, and the Franconia-Springfield Metro Station (also known as Joe Alexander Transportation Center) is located about 2,000 feet to the east.

The analysis of environmental impacts for the Springfield Alternative is based on the conceptual site plan shown in figure 7-1. This site plan is informed by both site planning principles and design requirements based on FBI program needs. These site plans are conceptual in nature and represent a program-compliant layout that would yield the most conservative estimate of the environmental impacts associated with each alternative. Ultimately, the layout and design of the proposed FBI HQ could potentially be altered during the final design process with the selected exchange partner. GSA would perform supplemental National Environmental Policy Act (NEPA) analysis, as necessary, if there is substantial variance from what is considered in this environmental impact statement (EIS).

Figure 7-1: Springfield Conceptual Site Plan

